Dorp 29 , 2360 Oud-Turnhout
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FOR SALE - MULTI-PURPOSE BUILDING

€ 549.000

Steenweg op Mol 102, 2360 Oud-Turnhout

Ref. 4034 AK

Availability: at the contract

Surf. Living: 557m²
Surf. Plot: 1208m²
Neighbourhood: commercial environment

PEB/EPB: 260kwh/m²/j

DESCRIPTION

Exceptional commercial and residential property with a garden and numerous possibilities

A property like this rarely comes on the market. This fully equipped and excellently maintained bakery is being offered for sale as real estate, with the option to also take over the entire inventory and machinery. For those who wish to continue the existing business, this is a particularly attractive, turnkey opportunity featuring a well-maintained interior and high-quality, well-maintained machinery.

This property also offers an exceptional range of possibilities for a completely different use. With a usable area of more than 500 m² on a lot of approximately 1,208 m² and a convenient location on a major thoroughfare, the property lends itself to a wide variety of commercial, artisanal, or professional activities.

A significant added bonus is the fully equipped residence with its own entrance. The ground floor features a spacious living room and an adjoining, fully equipped kitchen. The upper floor has three spacious bedrooms and a bathroom. The insulated attic also offers additional expansion possibilities: if fitted with a fixed staircase, it can be converted into living space.

The beautiful garden completes the property and provides a pleasant blend of living and working. The property is in excellent condition and is ready for immediate use.

A unique combination of commercial space, living comfort, square footage, a garden, and potential.

FINANCIAL

Price: € 549.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.692,00
Liberal profession possible: Yes

BUILDING

Surface: 557,00 m²
Fronts: 2
Construction year: 1948
Renovation: 2015
State: Good state
Number of floors: 1
Front width: 13,00 m
Type roof: Point roof
Orientation facade: North-west

COMFORT

Handicap friendly: No
Elevator: No

SPECIFIC AREA

Shopfloor: Yes

LOCATION

Environment: Commercial environment, central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 1.208,00 m²
Orientation terrace 1: South-east

LAYOUT

Kitchen: Yes, US hyper equipped
Commercial space: Yes
Toilets: 1

TECHNICS

Electricity: Yes
Phone cables: Yes
Gas: Yes
Water: Yes

ENERGY

EPC score: 260
EPC code: 20240110-0003104927-RES-1
EPC class: C
Double glazing: Yes, thermic isol.
Windows: Wood
Heating type: Gas
Heating: Individual

PLANNING

Building permission: Yes, granted
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Yes
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 14/01/2024
Asbestos inventary certificate information: Niet-asbestveilig
Flooding area: Not located in flood area
G-score: D
P-score: D
Summons: No
Land registry section: F
Land registry number: 0318T3P0000
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Garage: Yes
Parkings outside: Yes
Parkings inside: Yes